

1 BILL NO. R-86-02-07

2 DECLARATORY RESOLUTION NO. R-17-86

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 3512 Cavalier Drive, Fort Wayne,
8 Indiana. (Donaldson-Levasseur Part-
9 nership, Petitioner).

10 WHEREAS, Common Council has previously designated by
11 Declaratory Resolution the following described property as an
12 "Economic Revitalization Area" under Division 6, Article II,
13 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
14 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

15 Lot Numbered 14 in Centennial Industrial
16 Park, Section III, as recorded in the
17 plat thereof in the Office of the Re-
18 corder of Allen County, Indiana;

19 said property more commonly known as 3512 Cavalier Drive, Fort
20 Wayne, Indiana;

21 WHEREAS, recommendations have been received from the
22 Committee on Finance and the Department of Economic Development
23 concerning said Resolution;

24 WHEREAS, notice of the adoption and substance of said
25 Resolution has been published in accordance with I.C. 5-3-1 and
26 a public hearing has been conducted on said Resolution;

27 WHEREAS, if said Resolution involves an area that has
28 already been designated an allocation area under I.C. 36-7-14-39,
29 the Fort Wayne Redevelopment Commission has adopted a Resolution
30 approving the designation.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
32 THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating
the above described property an "Economic Revitalization Area" is
confirmed in all respects.

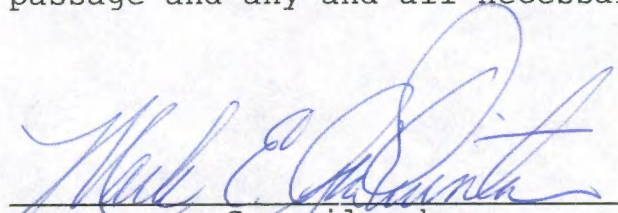
1 Page Two

2 SECTION 2. That, the hereinabove described property is
3 hereby declared an "Economic Revitalization Area" pursuant to
4 I.C. 6-1.1-12.1, said designation to begin on the effective date
5 of this Resolution and continue for a one (1) year period. Said
6 designation shall terminate at the end of that one (1) year period.

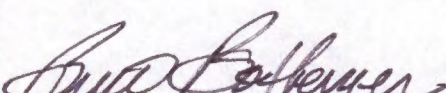
7 SECTION 3. That, said designation of the hereinabove
8 described property as an "Economic Revitalization Area" shall
9 only apply to a deduction of the assessed value of real estate.

10 SECTION 4. That it is the preliminary intent of Common
11 Council to recommend a three (3) year deduction from the assessed
12 value of the real property. However, pursuant to I.C. 6-1.1-12.1-
13 3(b), final determination of the length of the entitled deduction
14 will not be made by Common Council until receipt from the County
15 Auditor of the owner's application.

16 SECTION 5. That this Resolution shall be in full force
17 and effect from and after its passage and any and all necessary
18 approval by the Mayor.

19
20 
21 Councilmember

22 APPROVED AS TO FORM
23 AND LEGALITY

24 
25 Bruce O. Boxberger, City Attorney
26
27
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32

Read the first time in full and on motion by Quinta,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 25th day of
February, 19 86, at 7:00 o'clock P.M., E.S.

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Quinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~Lost~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 2-25-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 09-17-86
on the 25th day of February, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 26th day of February, 19 86,
at the hour of 2:30 o'clock P.M., E.S.T.,

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 3rd day of March,
19 86, at the hour of 2:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED

JAN 07 1986

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

ECONOMIC
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Donaldson-LeVasseur Partnership
2. Owner(s) Dwight H. Donaldson and Bruce A. LeVasseur
3. Address of Owner(s) 300 Stable Drive
Fort Wayne, Indiana 46856
4. Telephone Number of Owner(s): (219) 484-0466
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 300 Stable Drive
Fort Wayne, Indiana 46856
7. Telephone number of Applicant: (219) 484-0466
8. Address of Property Seeking Designation 3512 Cavalier
Drive, Fort Wayne, Indiana 46818
9. Legal Description of Property Proposed for Designation
(may be attached) Lot Numbered 14 in Centennial Industrial
Park, Section III, as recorded in the plat thereof in
the Office of the Recorder of Allen County, Indiana
10. Township Washington Township, Allen County, Indiana
11. Taxing District 80 Washington

12. Current Zoning M-2

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Unimproved real estate

b. What Structure(s) (if any) are on the property? None

b. What is the condition of this structure/these structure N/A

15. Current Assessed Value of Real Estate \$7,300

a. Land \$7,300

b. Improvements -0-

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$568.89

17. Description of Proposed Improvements to the Real Estate

A 9,000 square foot two story building will be constructed on the real estate

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

Approximately January 15, 1986

b. When is completion expected? Four months after construction commences

19. Cost of Project (not including land costs) \$417,500

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? see attached

b. What is the nature of those jobs? see attached

c. Anticipated time frame for reaching employment level stated above?

see attached

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The project will be located within the City of Fort Wayne, Indiana, an area which has experienced high unemployment in recent years due to economic recession and the relocation of jobs from Fort Wayne to other portions of the country.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The proposed project will enable D&L Communications, Inc., lessee of the applicant, to increase the sales and service of its products which will necessitate its hiring approximately six additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

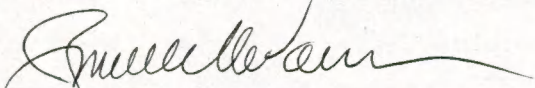
Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? Lincoln National Bank and Trust Company has agreed to finance 80% of the cost of the construction of the building.

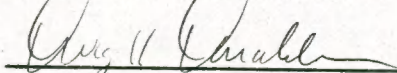
I hereby certify that the information and representation on this Application are true and complete.



Signature (s) of Owners
Bruce A. LeVasseur - Partner

1-7-86

Date



Dwight H. Donaldson - Partner

1-7-86

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

20. D&L Communications, Inc., lessee of the applicant, Donaldson-LeVasseur Partnership, currently has 22 full time employees and 2 part time employees.

Within six months after the completion of the project, D&L Communications, Inc. will hire one new office employee and one new salesman.

Within one year after the completion of the project, D&L Communications, Inc. will hire one new salesman and one new technician.

Within two years after the completion of the project, D&L Communications, Inc. will hire two new technicians.

Therefore, a total of six new employees will be hired by D&L Communications, Inc. within two years of the completion of the project.

The Project

The applicant is Donaldson-LeVasseur Partnership, an Indiana general partnership composed of two members, Dwight H. Donaldson and Bruce A. LeVasseur. The partnership's purpose is to own and manage real estate in Fort Wayne, Indiana. The partnership currently owns real estate at 300 Stable Drive, Fort Wayne, Indiana which is leased to D&L Communications, Inc., an Indiana corporation which sells and services communication products. The partnership has recently purchased real estate at 3512 Cavalier Drive, Fort Wayne, Indiana. The corporation is owned by Dwight H. Donaldson, Bruce A. LeVasseur, Richard R. Sterling and Robert J. Dannhausen.

The applicant desires to construct on the real estate located at Cavalier Drive a new building which will be leased to D&L Communications, Inc. The new building will be utilized to meet an increasing demand for the products and services of D&L Communications, Inc.

All employees involved in the foregoing enterprise are employees of D&L Communications, Inc. All new employees hired by reason of this project will be employees of D&L Communications, Inc.

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Donald - Leuasseur Partnership
Site Location: 3512 Cavalier Drive
Lot 14 in Centennial Industrial Park, Section III
Councilmanic District: 3rd Existing Zoning: M-2
Nature of Business: Sales & Service of 2-way FM Radios
Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:
Construction of a 9,000 sq. ft. two-story building for lease to D & L
Communications, Inc.

Type of Tax Abatement: Real Property X Manufacturing Equipment
Estimated Project Cost: \$ 417,500.00 Permanent Jobs Created: 6

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 3 year(s).

Comments: This property is located within a Redevelopment Area and is targeted for development. The nature of this business is not manufacturing, but serves industrial clients. As a result, the location is not uncomptable.

Staff F. Baughman
Date 2/18/86

Director [Signature]
Date 2-18-86

NOTE: * Because this project is located within a Redevelopment area, the Fort Wayne Redevelopment Commission must also approve this designation.



The City of Fort Wayne

February 12, 1986

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of
February 15, 1986, in both the News Sentinel and Journal
Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolutions

Bill No. R-86-02-02 & R-86-02-03
Bill No. R-86-02-04 & R-86-02-05
Bill No. R-86-02-06 & R-86-02-07
Bill No. R-86-02-08 & R-86-02-09

Please send us 4 copies of the Publisher's Affidavit from
both newspapers.

Thank you.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Sandra E. Kennedy".

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-86-02-06 AND R-86-02-07)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on February 25, 1986,
date

designating property at 3512 Cavalier Drive, Fort Wayne, IN,
(Donaldson-Levasseur Partnership, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, February 25, 1986, at 7:00 P.M.,
date, time & place
Common Council Conference Room 128, City-County Bldg., One Main
Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00
TOTAL AMOUNT OF CLAIM \$ 7.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Feb. 15, 19 86

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 2/15/86

Drusilla Rose
Subscribed and sworn to me before this 15th day of February, 19 86
Anne M. Perkins Notary Public

My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-86-02-06 AND R-86-02-07)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on February 25, 1986 designating property at 3512 Cavalier Drive, Fort Wayne, IN (Donaldson-Levasseur Partnership, Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's office. Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, February 25, 1986 at 7:00 P.M., Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation. All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk
2-15

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

4

Body number of lines

17

Tail number of lines

2

Total number of lines in notice

23

COMPUTATION OF CHARGES

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Additional charge for notices containing rule or tabular work (50 per cent of above amount)

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TOTAL AMOUNT OF CLAIM

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Drusilla RoseDate Feb. 15, 19 86Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of theNEWS-SENTINELa DAILY newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANAin state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:2/15/86Subscribed and sworn to me before this 15th day of February, 19 86Anne M. Perkins
Anne M. Perkins Notary PublicMy commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-86-02-06 AND R-86-02-07)
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionR-86-02-07DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. '6-1.1-12.1 for property
commonly known as 3512 Cavalier Drive, Fort Wayne, Indiana. (Donaldson-
Levasseur Partnership, Petitioner).

EFFECT OF PASSAGE The proposed project will enable D & L Communications,
Inc., lessee of the applicant, to increase the sales and service of
its products which will necessitate its hiring approximately six addi-
tional employees and the increased economic activity will increase the
tax base of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$417,500.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-07

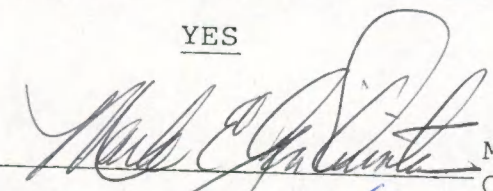
REPORT OF THE COMMITTEE ON FINANCE

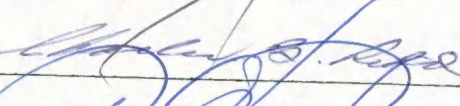
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of
of an "Economic REvitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3512 Cavalier Drive, Fort Wayne, Indiana
(Donaldson-Levasseur Partnership, Petitioner)

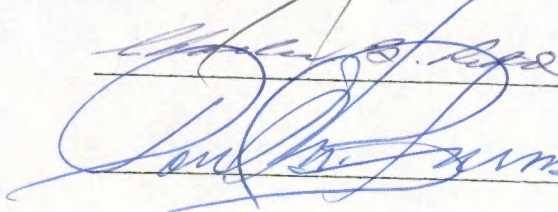
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

YES

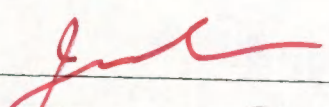
NO

 MARK E. GiaQUINTA
CHAIRMAN

 CHARLES B. REDD
VICE CHAIRMAN

 PAUL M. BURNS

JANET G. BRADBURY

 JAMES S. STIER

CONCURRED IN 2-25-86

SANDRA E. KENNEDY
CITY CLERK